

This Instrument Prepared by & return to:
AUDREY S. BULLARD
Address: P.O. Box 1733
Lake City, FL 32056

WARRANTY DEED
REC: 18.50

Inst: 202012008925 Date: 05/11/2020 Time: 11:49AM
Page 1 of 2 B: 1411 P: 704, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy Clerk

Property Appraisers Parcel ID Numbers(s)
18-4S-17-08466-111
Space above this line for recording data

This Warranty Deed, Made and executed the 6th Day of MAY, 2020, by
AUDREY S. BULLARD, who does not reside on the below described real property, whose post
office address is PO BOX 1733, LAKE CITY, FL 32056, hereinafter called the grantor, to
RUARK HANOVER AND HOLLY HANOVER, HUSBAND AND WIFE, whose post office
address is 535 SW BRODERICK DRIVE, LAKE CITY, FL 32025, hereinafter called the
Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural., and the heirs, legal representatives, and
assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten
Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, by these
presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all
that certain land, situate in **COLUMBIA County**, State of Florida, viz:

**Lot 11, Saddle Of The South Estates according to the map or plat thereof as
recorded in Plat Book 6, Page 64, of the Public Records of Columbia County,
Florida.**

Property Appraisers Parcel ID Number: 18-4S-17-08466-111

The land described herein is not the homestead of the grantor, and neither the grantor nor
the grantor's spouse, nor anyone for whose support the grantor is responsible, resides on
or adjacent to said land.

**This Warranty Deed is given in full satisfaction of that certain Contract for Deed dated
December 1, 2014, and recorded in Official Records Book 1288, Pages 1914-1916 of the
public records of Columbia County, Florida, and this Warranty Deed is given in full
satisfaction of that certain Corrective Contract for Deed dated February 10, 2015, and
recorded in Official Records Book 1289, Pages 198-200 of the public records of Columbia
County, Florida. ALL DOCUMENTARY STAMP TAXES WERE PAID AT THE TIME
OF RECORDATION OF SAME. IN ACCORDANCE WITH RULE 12B-4.013 OF THE
FLORIDA ADMINISTRATIVE CODE, NO DOCUMENTARY STAMP TAXES ARE
DUE IN CONNECTION WITH THE CONVEYANCE EFFECTUATED BY THIS
DEED.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has the good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Connie B. Roberts
Witness Signature
Connie B. Roberts
Printed Name

Audrey S. Bullard
Grantor Signature
Audrey S. Bullard
Printed Name

Milton Higgins
Witness Signature
Milton Higgins
Printed Name

PO Box 1733, Lake City, FL 32056
Grantor's Post Office Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 6th day of May, 2020, by AUDREY S. BULLARD, who is personally known to me and who did not take an oath.

(Notarial Seal)

Connie Boyette Roberts
Notary Signature
Printed Name: Connie Boyette Roberts
Notary Public, State of Florida
My Commission Expires: 7/20/2021

